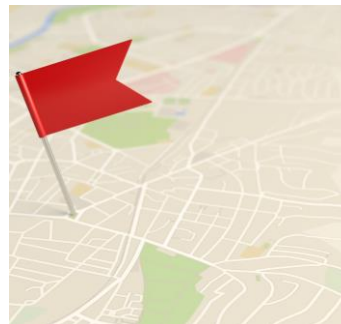
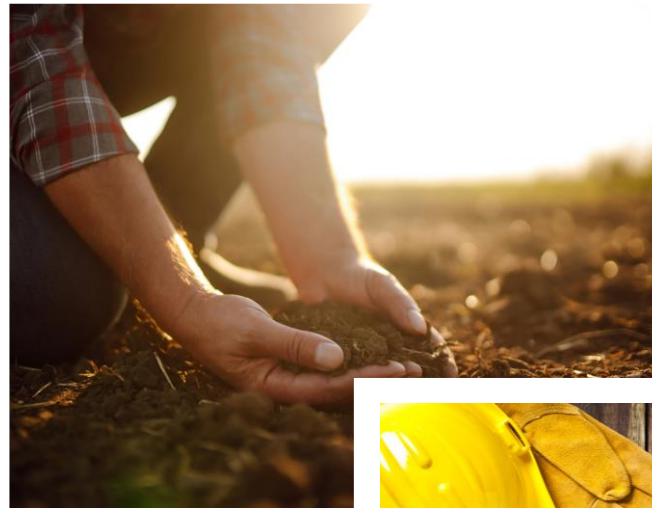


Township of Brock Building Department

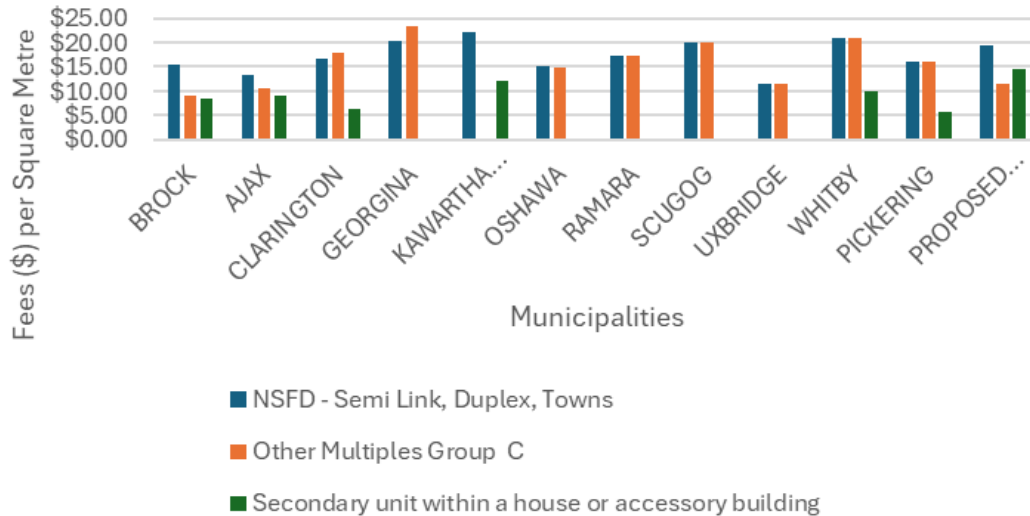
Public Meeting on Fees and
amendments to the Building
Bylaw

Staffing and Responsibilities

- Chief Building Official, 1 Building Inspector and Planning/Building Assistant
- Building permit review & issuance
- Plans examination
- Building inspections & enforcement
- Zoning By-law compliance
- Fill & Site Alteration By-law
- Swimming Pool Enclosure By-law
- GIS administration



Group C - Residential Occupancies



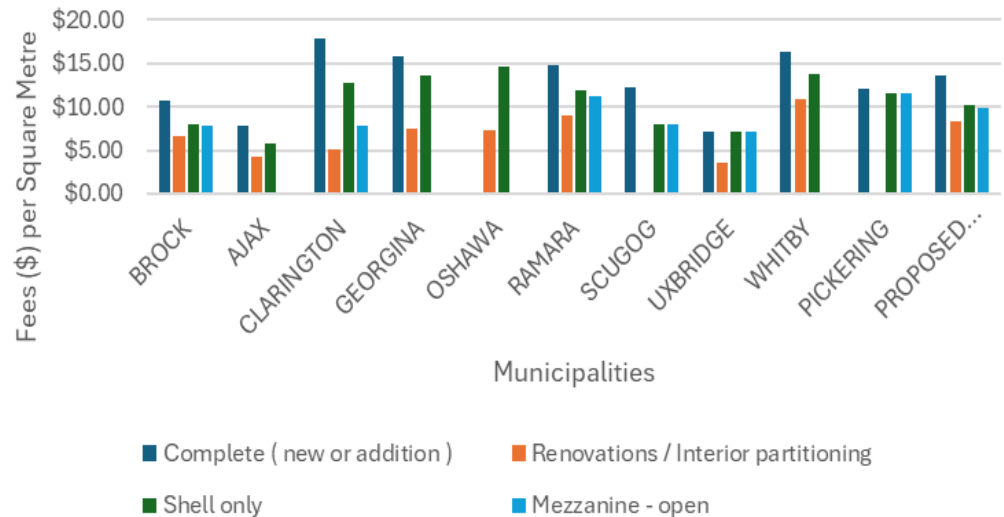
“C” Occupancies (residential)

One impact is changes to the OBC which will affect service costs. The proposed fees ensure these costs are covered.

“F” Occupancies (warehouses, industrial)

Proposed increase above 2% for 2025 but will remain as a median fee in comparison to other Townships.

Group F - Industrial Occupancies



Drivers that impact permit fees

Direct costs

Sustainability of reserve funds

Capital costs

Indirect Costs



Capital costs include:

- IT equipment
- Vehicles
- Replacement costs of assets used by building staff

Indirect costs can include:

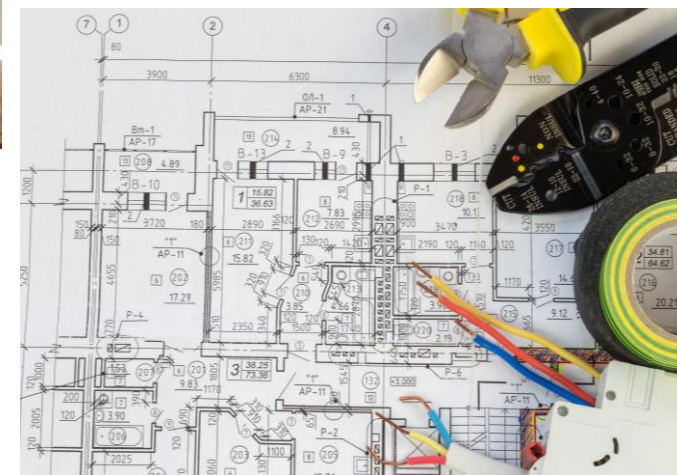
- Council, Clerks, IT, Treasury, CAO, facilities

Direct costs include:

- Labour
- Materials and services

Reserve Fund Sustainability:

- Maintain 1.5 to 2 times annual direct costs in a reserve fund to cover lean years



2024 Building Code



Until December 31, 2024

Permit applications must be submitted using the **2012 Building Code**



**January 1, 2025 to
March 31, 2025**

Permit applications may be submitted using the new **2024 Building Code**

Permit applications may be submitted using the **2012 Building Code** if applicant demonstrates working drawings were substantially completed by December 31, 2024



April 1, 2025

Permit applications must be submitted using the **2024 Building Code**

Building By-law Amendments



An example of an EIFS panel being installed where rasping may have been done in a controlled environment such as the factory where the panel was assembled.

Permit extension fee

To be applied where work has not commenced within 6 months of permit issuance or more than one year has occurred between inspections



Ontario Court: Municipalities have an ongoing duty to monitor open building permit files

Next Steps

- Receive public and agency input on proposed changes to Building By-law and fees schedule
- Final Report to be brought back to Council for adoption



Questions?

For More Information - Contact:

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Chief Building Official

Chris.Robinson@brock.ca

705-432-2355 ext.227